

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY
NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To B.A.T.A
c/o David Ward Architectural Ltd
The Rectory
Langton
Malton
North Yorkshire YO17 9QP

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 22 February 2011, in respect of proposed development for the purposes of **erection of replacement boundary fencing at formally McNeil's Country Store, Sneaton Lane, Whitby** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Authority on the 28 March 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road Sneaton Lane from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

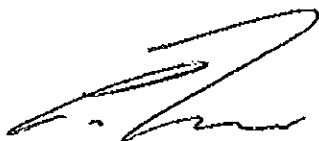
Informative

In relation to condition 3 an explanation of the terms used above is available from the Highway Authority.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. In accordance with NYM Development Policy 23 and in the interests of road safety.

Continued/Development Plan policies



COPY

Mr C M France
Director of Planning

Date .. 31 . MAR . 2011

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0104/FL

Development Plan policies relevant to the decision

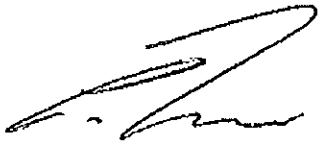
COPY

Local Development Framework

CPH – Rural Economy
DP3 - Design

Reason for Approval

The proposed development is not considered to have an adverse impact on either the host building or wider area; it is considered to be of a design compatible with surrounding buildings and will enable the building to be brought back into commercial use. The proposal is therefore considered to comply with the provisions of Core Policy H and Development Policy 3 of the NYM Local Development Framework.



Mr C M France
Director of Planning

31 MAR 2011
Date

COPY